

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Alessandro Meccia, chair

Ralph Page, vice-chair

Tyde Richards, clerk

Michael Carabetta

George Kingston

robyn d. macdonald, director

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Minutes of July 14, 2015

Present were: Chair, Alessandro Meccia; Vice Chair, Ralph Page, Clerk, Tyde Richards, and George Kingston. Michael Carabetta was not present.

New Interim Administrator, Greg Moyer

Mr. Moyer said that he appreciated Ms. Macdonald's invitation to come and meet with the Board. Ms. Macdonald introduced the Board Members to Mr. Moyer.

Mr. Moyer said that he has been there only a week and finds his car starting to go south. He said he would like to know why he is the Town Administrator when he is really not administrating anything in town. Mr. Moyer said that he didn't know what his tenure would be as far as length and that the town needs things such as Human Resources. He said there should be one place for personal jackets locked in a cabinet, the hire forms, evaluations, disciplinary information and currently it is all over the place. Mr. Moyer said that good people can make any organization work and bad people can ruin what is a good organization structure. He said that he has never seen anything like East Longmeadow's situation. Mr. Meccia said that as a Board they have had that same discussion several times. Mr. Page said that there really is a need for an HR person. Mr. Kingston said that they need someone with more power in the administrator's position.

Mr. Moyer said having a Human Resources Department you would have a benefits person to hire new people and to do all of that. He said that you just can't go to the Board and ask to change anything because their hands are tied.

Mr. Kingston said that they have a New England tradition that is called Town Meeting and it is a wonderful democratic tradition, but it only happens twice a year. He said anything brought to town meeting is a gamble. Mr. Moyer said that he appreciates what the Board is doing.

Mr. Page said speaking for himself he thinks sometimes it is just him that no one else can see things are dysfunctional but for someone who has just been working a week and to say that you are absolutely right.

Mr. Kingston informed Mr. Moyer that he and Ralph Page are also on the Community Preservation Committee which is a Committee appointed by various Boards and also by the Board of Selectmen. He said the Committee recommends expenditure of

Community Preservation funds which is a separate fund funded from a tax surcharge and also an estate and he is also the town's representative on the Regional Planning Authority.

Mr. Moyer thanked the Board and said if there was anything he could do to help them he would be happy to do so. Ms. Macdonald told Mr. Moyer if there is anything the Board could help him with just let them know.

Waiver of Site Plan Reviews Approved

Robert Johnson, 554 Somers Road – Home Office

Audrey Orlov, 95 Edmond Street – Home Office

Tim Moore & Sean Lamontagne, 36 Baldwin Street – Machine Shop

Request for Signage – Delta Krav Maga, 18 Maple Court

The Board reviewed the proposed signage requested for Delta Krav Magna, 18 Maple Court.

Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (4-0) to approve a building sign measuring 4' x 4' for a total of 16 square feet and reading Delta Krav Maga and conditioned upon obtaining sign permits from the Building Inspector.

ANR – 123 Prospect Street

The Board reviewed the ANR for Prospect Street owned by Thomas Stevens to create two new lots, Lot 3R consisting of 37,394 square feet and Lot 4R now consisting of 13,213 square feet. Both parcels have the required frontage on Prospect Street.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the ANR for 123 Prospect Street.

Definitive Subdivision Plan - Sunset Estates

Clerk, Tyde Richards read a request into the record from Al Joyce for Sunset Estates to continue the hearing to July 28, 2015.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to continue the hearing for Sunset Estates to July 28, 2015 at 6:00 p.m.

Miscellaneous

Mr. Page informed the Board that the Open Space Committee appointed him Chair of the Committee. He said that they held their first meeting and they will be holding their second meeting on August 12th at 2:30 p.m. Mr. Page said that the first meeting went

very well and since then he and Ms. Macdonald have gotten together and have looked at the open space plans & recreation plan. He said that they looked at certain areas that need to be updated such as population, demographics, types of property and have broken that down. They are in the process of sending out requests to different people such as Diane Bishop, Director of Assessor's asking her some information so that they can compile it all together. Mr. Page said that he set a tentative goal hoping that they can get it done in 6 or 7 months all depending on the responses they got back. Ms. Macdonald said that she feels everyone was anxious and happy to work and looking forward to really making some changes. She said the young ideas they have now are really great and that's what they need. Mr. Page said the he thinks it all comes down to doing a lot of grant requests and other things so they would like to get it done as quickly as they can and get it into the state so they could move on.

Mr. Meccia said his biggest beef is there is no planning for the future. Mr. Page looking at the Open Space & Rec plan that was done in 2000 the top two items were the purchase of Watchaug Meadows and the Rail Trail. He said that he is glad they had their meeting and that it is a step in the right direction. Mr. Meccia asked if there was anything else in the works.

Ms. Macdonald said that mixed use and upscale apartments are a possibility. Mr. Richards said that he was very curious about the mixed use apartments situation and asked if there was going to be a upscale apartment project what zone would it be in. Ms. Macdonald said what she has been working on it with Michael Crowley and he was talking about Center Village. She said that the Board would have to make an addition to the uses allowed in a Planned Business Development and said that would allow mixed use with residential uses in order to put it in that location. Mr. Page said that Mr. Crowley asked the Board look at it and then if the Board is for it then they have to go forward and try and control it. Ms. Macdonald said that was why she was saying the only way the Board would be able to that in is in a Planned Business Development at that location and in any other location they would have to change a different by-law. Mr. Richards asked how many units does he want to put in. Ms. Macdonald said five stories and some unground parking.

Mr. Kingston informed that he noticed Mr. Lefebvre has a sign up marketing his property on Maple Street build to suit. Ms. Macdonald said speaking of that property the wood chips pile is going down and the Fire Department reported it was a third of what it was before. She said that Fire Department also said that the wood pile is not their purview.

With no further business and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted 4-0 to adjourn at 7:45 p.m.

For the Board,

Tyde Richards, Clerk